

## DEED OF SALE BY PERSONAL REPRESENTATIVE

(Testate)

Maine Statutory Short Form

5070 - 44-2-83-✓

44-2-87

42-161

**Know all Men by these Presents,****That** I, Linda Lewis 010455

of Storrs, County of , State of Connecticut,  
 duly appointed and acting personal representative of the estate of Ralph Nash,  
 deceased (testate), as shown by the probate records of the County of Kennebec, Maine,

(and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) ~~(and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the deed)~~, by the power conferred by the Probate Code, and every other power, for consideration

paid, grants to Frances Nash of Los Angeles,

**NO TRANSFER  
TAX PAID**

County of , State of California,  
 whose mailing address is 12023 Gosheng Avenue, Los Angeles, California,

the real property in Waterville, County of Kennebec,

State of Maine, described as follows:

A 50% interest in the following described real estate:

Commencing at the northeast corner of the homestead farm of Hazel M. Marsh; thence southerly along the westerly line of Cool Street about 330 feet to a point which point is 300 feet southerly measured at right angles of the northerly line of said homestead farm, and which point marks the northeast corner of land formerly of said Ralph Nash, which land was conveyed to him by warranty deed of said Hazel M. Marsh dated April 26, 1948, and recorded in Kennebec Registry of Deeds in Book 876, Page 192; thence westerly along the northerly line of said land formerly of said Ralph Nash to the easterly line of the First Rangeway; thence northerly along the easterly line of said First Rangeway to the northerly line of said homestead farm; thence easterly along the northerly line of said homestead farm to the point of beginning.

Excepting and reserving therefrom, however, a parcel of land described as follows: Commencing at the northeast corner of said homestead farm of said Hazel M. Marsh; thence southerly along the westerly line of Cool Street about 330 feet to a point, which point is 300 feet southerly measured at right angles from the northerly line of said homestead farm; thence westerly and in the aforesaid northerly line of the land formerly of said Ralph Nash about 300 feet; northerly at right angles about 300 feet to said northerly line of said Hazel M. Marsh; thence easterly along said northerly line of said Hazel M. Marsh about 440 feet to the point of beginning,

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containing approximately 2½ acres.

Also a right of way to build and maintain a sewer across excepted parcel extending from its westerly line to the westerly line of Cool Street 10 feet in width and having as its median line the median line of said reserved parcel.

Hereby conveying and releasing the same premises and right of way conveyed to Harry Silver by said Hazel M. Marsh by her warranty deed dated April 30, 1949, recorded in said Registry in Book 882, Page 430, and thereafter conveyed to said Ralph Nash by said Harry Silver by warranty deed dated October 3, 1955, and recorded in said Registry in Book 1156, Page 495.

The above premises are part of the premises described in a quit-claim deed from Marian C. Mallard and Helen Harrison to Waterville Apartments, Inc. dated January 22, 1972 and recorded in said Registry in Book 1572, Page 701, and in quit-claim deed to Triangle Construction Company, Inc. from said Waterville Apartments, Inc. dated January 22, 1972, and recorded in said Registry in Book 1573, Page 82.

And being the same premises conveyed to the Estate of Ralph Nash, Linda H. Lewis, Personal Representative, by Triangle Construction Company, Inc., Hadley R. Chandler, and Charles Chandler by quit-claim deed dated February 8, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2795, Page 195.

This conveyance to Frances Nash is made as part of the distribution of the Estate of Ralph Nash pursuant to the Will of Ralph Nash.

**Witness**

my hand and seal this

19th

day of

November , 19 85 .

**Signed, Sealed and Delivered**

in presence of

*Paul H. Lewis*

*Linda Lewis*  
LINDA LEWIS

State of Maine, County of Kennebec

ss.

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Then personally appeared the above named Linda Lewis

in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Mark Fitzgerald*  
Mark Fitzgerald  
Justice of the Peace  
Notary Public  
Attorney at Law

RECEIVED KENNEBEC SS.

1987 MAY 13 AM 9:00

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